

111.0

0003

0002.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

638,400 / 638,400

USE VALUE:

638,400 / 638,400

ASSESSED:

638,400 / 638,400


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
2		ARTHUR RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: CROWLEY PATRICK M &	
Owner 2: GUIDEBECK THERESA	
Owner 3:	
Street 1: 2 ARTHUR ROAD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	
Owner 1: LARSON KENNETH G & ANN S -	
Owner 2: -	
Street 1: 2 ARTHUR ROAD	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02474	Type:	

NARRATIVE DESCRIPTION	
This parcel contains .14 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1970, having primarily Vinyl Exterior and 1649 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.	
OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R1
o	SINGLE FA
n	100
Census:	water
Flood Haz:	Sewer
D	Electri
s	Exempt
t	

LAND SECTION (First 7 lines only)	
Use Code	Description
LUC Fact	No of Units
Depth / PriceUnits	Unit Type
Unit Type	Land Type
LT Factor	Base Value
Unit Price	Adj
Neigh	Neigh Influ
Neigh Mod	Infl 1
Infl 2	%
Infl 3	%
Appraised Value	Alt Class %
Spec Land	J Code Fact
Use Value	Notes

101	One Family	6118	Sq. Ft.	Site	0	70.	0.89	6	Med. Tr	-10	380,231	380,200
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Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6118.000	258,200		380,200	638,400		70719
							GIS Ref
							GIS Ref
							Insp Date
							09/27/18

PREVIOUS ASSESSMENT								Parcel ID	111.0-0003-0002.A	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	258,200	0	6,118.	380,200	638,400		Year end	12/23/2021
2021	101	FV	258,200	0	6,118.	380,200	638,400		Year End Roll	12/10/2020
2020	101	FV	258,200	0	6,118.	380,200	638,400	638,400	Year End Roll	12/18/2019
2019	101	FV	232,300	0	6,118.	374,800	607,100	607,100	Year End Roll	1/3/2019
2018	101	FV	232,300	0	6,118.	287,900	520,200	520,200	Year End Roll	12/20/2017
2017	101	FV	232,300	0	6,118.	271,600	503,900	503,900	Year End Roll	1/3/2017
2016	101	FV	232,300	0	6,118.	249,900	482,200	482,200	Year End	1/4/2016
2015	101	FV	213,400	0	6,118.	233,600	447,000	447,000	Year End Roll	12/11/2014

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
LARSON KENNETH	1418-123		6/29/2012	Mult Lots	455,000	No	No						
	790-20		1/1/1901	Family		No	No	N					

BUILDING PERMITS													ACTIVITY INFORMATION			
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name				
4/11/2019	498	Redo Kit	12,665	C					9/27/2018	MEAS&NOTICE	PH	Patrick H				
1/29/2019	116	Redo Bat	19,660	C					9/29/2012	MLS	EMK	Ellen K				
									12/1/2008	Meas/Inspect	189	PATRIOT				
									3/6/2000	Inspected	276	PATRIOT				
									2/3/2000	Measured	197	PATRIOT				
									2/1/1990		PM	Peter M				

 Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 18 - Raised Ranch				Full Bath: 1	Rating: Average													
Sty Ht: 1 - 1 Story				A Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1 - Concrete				A 3QBth:	Rating:													
Frame: 1 - Wood				1/2 Bath:	Rating:													
Prime Wall: 4 - Vinyl				A HBth:	Rating:													
Sec Wall:		%		OthrFix:	Rating:													
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: GRAY																		
View / Desir:																		
GENERAL INFORMATION				OTHER FEATURES				RESIDENTIAL GRID				SKETCH						
Grade: C - Average				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units 1								
Year Blt: 1970	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 2	Rating: Average			Other										
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
INTERIOR INFORMATION				CONDO INFORMATION				RES BREAKDOWN				SKETCH						
Avg Ht/FL: STD				Location:				Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal 2 - Plaster				Total Units:				Interior:	1	6	3							
Sec Int Wall:	%			Floor:				Additions:										
Partition: T - Typical				% Own:				Kitchen:										
Prim Floors: 3 - Hardwood				Name:				Baths:										
Sec Floors:	%							Plumbing:										
Bsmnt Flr: 12 - Concrete								Electric:										
Subfloor:								Heating:										
Bsmnt Gar: 1								General:										
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 3 - Electric																		
Heat Type: 6 - Elec Base/B																		
# Heat Sys: 1																		
% Heated: 100	% AC:																	
Solar HW: NO	Central Vac: NO																	
% Com Wal	% Sprinkled																	
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 111.0-0003-0002.A										IMAGE				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y	1	10X6	A	AV	1998	0.00	T	16.8	101						
More: N	Total Yard Items:	Total Special Features:								Total:								